

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On July 15, 2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 2565 and 2567 Chain Bridge Road, Vienna VA (“Property”) as a single transaction (See ECF 540).

Settlement (or Closing) Date:	7/30/2024
Property Sold:	2565 and 2567 Chain Bridge Rd, Vienna VA
Purchasers:	BEKK Holdings LLC and Pure Wellness Lifestyle LLC
Purchase Price:	\$830,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$66,400.00

Dated: 8/7/2024

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 2024-050704(A)	7. Loan No.	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: BEKK Holdings LLC 301 Maple Avenue West Suite 515 Vienna, VA 22180	E. Name & Address of Seller: H. Jason Gold, Chapter 7 Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments LLC, Case No. 23-10566-KHK P.O. Box 57359 Washington, DC 20037	F. Name & Address of Lender: United Bank 110 University Blvd Harrisonburg, VA 22801
G. Property Location: 2565 Chain Bridge Road Unit 2F Vienna, VA 22181	H. Settlement Agent: RL Title and Escrow, Inc. Place of Settlement: 8229 Boone Boulevard Suite 610 Vienna, VA 22182	I. Settlement Date: 07/30/2024 Funding Date: 07/30/2024 Disbursement Date: 07/30/2024

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction																																																																																																																																																																				
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The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges		
700. Total Real Estate Broker Fees		
Division of commission (line 700) as follows :		
701. \$11,717.65 to Century 21 Commercial New Millennium		
702. \$11,717.65 to Verity Commercial, LLC		
703. Commission paid at settlement		
704.		
800. Items Payable in Connection with Loan		
801. Our origination charge	(from GFE #1)	
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)	
803. Your adjusted origination charges	(from GFE #A)	
804. Appraisal fee	(from GFE #3)	
805. Credit report	(from GFE #3)	
806. Tax service	(from GFE #3)	
807. Flood certification	(from GFE #3)	
808. Loan Documentation Fee		\$350.00
809. Environmental Fee		\$201.00
810. Paynet Score Fee		\$39.58
811. Note 97987 Loan Origination Fee		\$1,017.00
812. Note 97996 Loan Origination Fee		\$3,368.75
900. Items Required by Lender to be Paid In Advance		
901. Daily interest charges from 07/30/2024 to 08/01/2024	(from GFE #10)	
902. Mortgage insurance premium	(from GFE #3)	
903. Homeowner's insurance	(from GFE #11)	
904.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account	(from GFE #9)	
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment \$0.00		
1100. Title Charges		
1101. Title services and lender's title insurance	(from GFE #4)	\$1,355.30
1102. Settlement or closing fee to RL Title and Escrow, Inc.		
1103. Owner's title insurance to Fidelity National Title Insurance Company	(from GFE #5)	\$610.55
1104. Lender's title insurance to Fidelity National Title Insurance Company \$1,355.30		
1105. Lender's title policy limit \$254,250.00		
1106. Owner's title policy limit \$390,588.24		
1107. Agent's portion of the total title insurance premium to RL Title and Escrow, Inc. \$0.00		
1108. Underwriter's portion of the total title insurance premium to Fidelity National Title Insurance Company \$0.00		
1109. Settlement and Closing Fee to RL Title and Escrow, Inc.		\$500.00
1110. Title Binder and Policy to RL Title and Escrow, Inc.		\$225.00
1111. Title Search to Round Table Title, Inc.		\$175.00
1112. Attorney Title Examination Fee to RL Title and Escrow, Inc.		\$150.00
1200. Government Recording and Transfer Charges		
1201. Government recording charges	(from GFE #7)	\$167.00
1202. Deed \$47.00 Mortgage \$60.00 Release \$ to Fairfax County Recording Office		
1203. Transfer taxes	(from GFE #8)	\$3,020.67
1204. City/County tax/stamps Deed \$373.75 Mortgage \$381.42 to Fairfax County Recording Office		
1205. State tax/stamps Deed \$1,121.25 Mortgage \$1,144.25 to Fairfax County Recording Office		
1206. Regional WMTA Fee (Deed) to Fairfax County Recording Office		\$448.50
1207. Regional Congestion Relief Fee (Deed) to Fairfax County Recording Office		\$448.50
1208. County Grantor Tax (Deed) to Fairfax County Recording Office		\$224.25
1209. State Grantor Tax (Deed) to Fairfax County Recording Office		\$224.25
1210. Recording Fee (Deed of Trust 2) to Fairfax County Recording Office \$60.00		
1211. Assignment of Rents (1st and 2nd) to Fairfax County Recording Office		\$62.00
1212.		
1300. Additional Settlement Charges		
1301. Required services that you can shop for	(from GFE #6)	
1302. 1st half 2024 RE Taxes to Fairfax County Department of Tax Administration		\$3,308.85
1303. Bankruptcy Estate Payment (5%) to H. Jason Gold, Trustee		\$19,529.41
1304. 326(a) Trustee Commission (3%) to H. Jason Gold, Trustee		\$11,717.65
1305. Delinquent Condo Dues 2565 (F) Chain Bridge Rd. to Vienna Oaks Office Center Condominium		\$14,213.00
1306. 2023 Delinquent Real Estate Taxes 2565 (F) Chain Bridge Rd. to Fairfax County Department of Tax Administration		\$8,736.86
1307. Condo Transfer Fee 2565 (F) Chain Bridge Rd. to Trimark Corporation		\$150.00
1308. Expense reimbursement to RealMarkets		\$500.00
1309. August Condo Dues 2565 (F) Chain Bridge Rd. to Vienna Oaks Office Center Condominium		\$535.00
1310. Condo Resale Package to Trimark Corporation		\$62.50
1311. 2021-2022 Delinquent Real Estate Taxes 2565 (F) Chain Bridge Rd. to Fairfax County Department of Tax Administration		\$14,900.39
1312. July Condo Dues Unit 2565 (F) to Vienna Oaks Office Center Condominium		\$595.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$11,926.85
		\$98,494.46


See signature addendum

Signature Addendum

BEKK Holdings LLC, a Virginia Limited Liability Company .

The Bankruptcy Estate of Eagle Properties and Investments LLC,
Case No. 23-10566-KHK

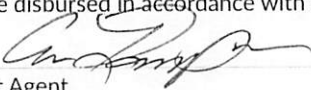
By: _____ Date
Brandon R. Lemuel, Manager

By: *H. Jason Gold, Trustee*  07/30/2024 09:49 AM EDT

By: _____ Date
Eros Negrin Lemuel, Managing Member

H. Jason Gold, Chapter 7 Bankruptcy Trustee _____ Date

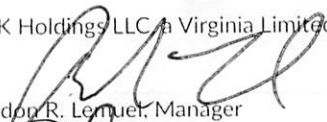
The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement


Settlement Agent


7/30/24
Date

Signature Addendum

BEKK Holdings LLC, a Virginia Limited Liability Company

By: 
Brandon R. Lemuel, Manager

7/30/24
Date

By: 
Eros Negrin Lemuel, Managing Member

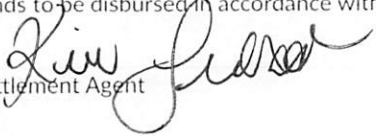
7/30/24
Date

The Bankruptcy Estate of Eagle Properties and Investments LLC,
Case No. 23-10566-KHK

By:
H. Jason Gold, Chapter 7 Bankruptcy Trustee

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement


Settlement Agent

7/30/24
Date



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 2024-050704(B)	7. Loan No.	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Pure Wellness Lifestyle, LLC 301 Maple Avenue West Suite 515 Vienna, VA 22180	E. Name & Address of Seller: H. Jason Gold, Chapter 7 Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments LLC, Case No. 23-10566-KHK P.O. Box 57359 Washington, DC 20037	F. Name & Address of Lender: United Bank 110 University Blvd Harrisonburg, VA 22801
G. Property Location: 2567 Chain Bridge Road Unit 2E Vienna, VA 22181	H. Settlement Agent: RL Title and Escrow, Inc. Place of Settlement: 8229 Boone Boulevard Suite 610 Vienna, VA 22182	I. Settlement Date: 07/30/2024 Funding Date: 07/30/2024 Disbursement Date: 07/30/2024

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction																																																																																																																																																																				
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The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges			
700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :			
701. \$13,182.35 to Century 21 Commercial New Millennium			
702. \$13,182.35 to Verity Commercial, LLC			
703. Commission paid at settlement			
704.			\$26,364.70
800. Items Payable in Connection with Loan			
801. Our origination charge \$1,647.50	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE #A)	\$1,647.50	
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808. Loan Doc Fee		\$750.00	
809.			
810.			
811.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 07/30/2024 to 08/01/2024	(from GFE #10)		
902. Mortgage insurance premium	(from GFE #3)		
903. Homeowner's insurance	(from GFE #11)		
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	\$990.50	
1102. Settlement or closing fee to RL Title and Escrow, Inc.			
1103. Owner's title insurance to Fidelity National Title Insurance Company	(from GFE #5)	\$975.50	
1104. Lender's title insurance to Fidelity National Title Insurance Company \$990.50			
1105. Lender's title policy limit \$329,500.00			
1106. Owner's title policy limit \$439,411.76			
1107. Agent's portion of the total title insurance premium to RL Title and Escrow, Inc. \$0.00			
1108. Underwriter's portion of the total title insurance premium to Fidelity National Title Insurance Company \$0.00			
1109. Settlement and Closing Fee to RL Title and Escrow, Inc.		\$500.00	\$150.00
1110. Title Binder and Policy to RL Title and Escrow, Inc.		\$225.00	
1111. Title Search to Round Table Title, Inc.		\$175.00	
1112. Attorney Title Examination Fee to RL Title and Escrow, Inc.		\$150.00	
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	\$107.00	
1202. Deed \$47.00 Mortgage \$60.00 Release \$ to Fairfax County Recording Office			
1203. Transfer taxes	(from GFE #8)	\$2,593.33	
1204. City/County tax/stamps Deed \$373.75 Mortgage \$274.58 to Fairfax County Recording Office			
1205. State tax/stamps Deed \$1,121.25 Mortgage \$823.75 to Fairfax County Recording Office			
1206. Regional WMTA Fee (Deed) to Fairfax County Recording Office			\$448.50
1207. Regional Congestion Relief Fee (Deed) to Fairfax County Recording Office			\$448.50
1208. County Grantor Tax (Deed) to Fairfax County Recording Office			\$224.25
1209. State Grantor Tax (Deed) to Fairfax County Recording Office			\$224.25
1210. Assignment of Rents to Fairfax County Recording Office		\$31.00	
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302. 1st half 2024 RE Taxes to Fairfax County Department of Tax Administration			\$3,308.85
1303. Bankruptcy Estate Payment (5%) to H. Jason Gold, Trustee			\$21,970.59
1304. 326(a) Trustee Commission (3%) to H. Jason Gold, Trustee			\$13,182.35
1305. Delinquent Condo Dues 2567 (E) Chain Bridge Rd. to Vienna Oaks Office Center Condominium			\$14,213.00
1306. 2023 Delinquent Real Estate Taxes 2567 (E) Chain Bridge Rd. to Fairfax County Department of Tax Administration			\$8,736.86
1307. Condo Transfer Fee 2567(E) Chain Bridge Rd. to Trimark Corporation		\$150.00	
1308. Expense reimbursement to RealMarkets			\$500.00
1309. August Condo Dues 2567(E) Chain Bridge Rd. to Vienna Oaks Office Center Condominium		\$535.00	
1310. Condo Resale Package to Trimark Corporation			\$62.50
1311. 2021-2022 Delinquent Real Estate Taxes 2567 (E) Chain Bridge Rd. to Fairfax County Department of Tax Administration			\$14,900.62
1312. July Condo Dues Unit 2567 (E) to Vienna Oaks Office Center Condominium			\$595.00
1313. Loan Consulting/Placement Fee to Preferred Commercial Group		\$7,871.50	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$16,701.33	\$105,329.97

See signature addendum


Signature Addendum

Pure Wellness Lifestyle, LLC, a Virginia Limited Liability Company

By: _____ Date _____
Brandon R. Lemuel, Manager

By: _____ Date _____
Egros Negrin Lemuel, Managing Member

The Bankruptcy Estate of Eagle Properties and Investments LLC,
Case No. 23-10566-KHK

By: H. Jason Gold, Trustee  07/30/2024 09:49 AM EDT
H. Jason Gold, Chapter 7 Bankruptcy Trustee Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

 7/30/24
Settlement Agent Date

Signature Addendum

Pure Wellness Lifestyle, LLC, a Virginia Limited Liability Company

By: 
Brandon R. Lemuel, Manager

7/30/24
Date

The Bankruptcy Estate of Eagle Properties and Investments LLC,
Case No. 23-10566-KHK

By: 
Eros Negrin Lemuel, Managing Member

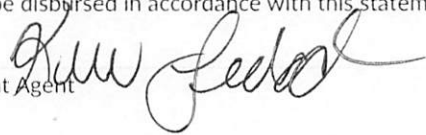
7/30/24
Date

By: _____
H. Jason Gold, Chapter 7 Bankruptcy Trustee

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent



7/30/24

Date